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**Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety and Inspections
Architectural Access Board**

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THOMAS HOPKINS
EXECUTIVE DIRECTOR

**Board Meeting Minutes – March 26, 2018 9:00 a.m.
One Ashburton Place, 21st Floor, Conference Room 3**

Present Board Members:

- Walter White (WW)
- Andrew Bedar (AB)
- Jeff Dougan, Massachusetts Office on Disability (JD)
- Ray Glazier (RG)
- Dawn Guarriello (DG)
- David Johnson (DJ)
- Patricia Mendez, (PM)
- Harold Rhodes (HR)

Also in Attendance:

- Thomas Hopkins, Executive Director (TH)
- Karen Brann, Program Coordinator/Clerk for the Board (KB)

Board Members not in Attendance:

- Jane Hardin (JH)

- Meeting began approximately 9:00 a.m.
WW, Jeff Dougan, AB, HR, DG, David Johnson, PM

1) Yola Esther, Kara Drive, Giovanni Drive, Pittsfield V16-073 C15-125

*HR motioned to reduce the fine from \$822,500 to \$150,000. David Johnson seconded, RG, AB,
HR, D Johnson in favor.
DG, JD, PM opposed. Motioned passed*

2) Waters Edge, Revere C18-002 through C18-005
Draft decision was written. Page 4 motion. Top requirement - accessibility audit for each building. We don't have jurisdiction to look at anything else. If we can limit it to compliant handrails. Make sure stairs are usable and accessible. Order a site visit to make sure handrails and stairs are compliant and routes.

RG Arrived

*HR motioned to change the requirement of a building audit by a design professional, to providing pictures of handrails and routes in all 4 buildings for accessibility compliance from exterior to stairs in all four buildings to be provided to board by April 9, 2018.
JD seconded, PM and RG abstained. Motion passed.*

WW left the room

Incoming Case Review:

3) Pierce Building, 594 Columbia Road, Dorchester, V18-040

Exhibit – Variance Application and associated documents

This case was packeted for this meeting

Pg AAB4 – 20.11.1.a stair stuff

~~*JD motioned to grant as proposed. PM seconded. All in favor.*~~

JD withdrew his motion

RG motioned to grant. PM seconded. David Johnson abstained. Motion passed.

25.1

AB Motioned to grant with appropriate signage required at accessible entrances, regarding spaces 2 and 3 rear entry use needs policy and lease language to also be put on website.

DG, seconded. Passed unanimously.

20.2, 20.9, 25.2

RG motioned to grant on the condition that an automatic door opener on stair 1 be provided. DG seconded. David Johnson abstained. Motion passed.

27.3 and 27.3 stair 1 risers

Are they historic stairs, there is a letter from a consultant that works for the owner AAB44.

If it is a historic argument needs a letter from ma historical.

DG Motioned to grant as proposed, PM seconded, David Johnson abstained.

Passed unanimously.

WW came back to the room

4) Curb ramps on the Northwest and Southwest corners at the intersection of West Columbus Ave, Boland Way, Memorial Bridge, Springfield, V18-053

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Curb ramps Springfield, V18-053

JD motioned to grant as proposed. DG seconded.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

5) 12 Story 36 Units, 110 Broad Street, Boston, V18-054
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
New construction. Jurisdiction is 3.2. Seeking variance for group 1 sinks.

DG motioned to grant with usual conditions. RG seconded, passed

6) Central Park Terrace 667-2, Units 41-80, Franklin, V18-055
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
Housing project built 1956. Windows, kitchens, bathrooms, doors, 10 1 story buildings containing 4, 1 bedroom units. Over 30% no group 1 required under 9.2.1. Group 2 is required, public and common not required under 10.1.

JD motioned to continue for staff to meet with petitioner. PM seconded, passed unanimously.

7) South and SE corner of Common St. and Saint Marks Street, SE and SW corner of Main St and Cordaville Rd., Southborough, V18-056
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
Pavement, hot mix, concrete curb cuts, etc... seeking transition wings that have slope of 8.3. Landing width – 2% slope, 26.6.1

RG motioned to have staff meet with petitioner. JD seconded, passed unanimously.

8) The Longmeadow Salon, 917 Shaker Road, Longmeadow, V18-057
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
Existing hair salon. Main floor has all services offered on basement level. Main floor is accessible. Was before the board under V06-077. We granted basement use for that business only. New salon asking for same relief and conditions.

*PM motioned to grant for this business only with same accommodation plan as previously salon.
HR seconded, passed unanimously.*

9) The Boston Tattoo Co., 36 Prospect Street, Cambridge, V18-058
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.
The petitioner wants to utilize the basement for when the stations on first floor are full. First floor is accessible. 28.1.

*JD motioned to grant as proposed for this use only.
David Johnson Seconded, passed unanimously.*

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

10) CBS Scene, 200 Patriot Place, Building B, Foxborough, V18-059

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Restaurant on top of three story building. Building permit has been issued. All dining areas need to be accessible under 17.5. Seeking relief to leave 1 area at 14 inches offset to the floor.

Provided ramp drawing for that area and a lift drawing.

Is there another amenity that the person would get being up higher?

~~HR motioned to packet for next meeting~~

Motioned withdrawn

JD motioned to deny. HR seconded, passed unanimously.

11) Chapter House, Sigma Alpha Epsilon, 6 Humboldt Ave., Worcester, V18-060

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Renovation to connect buildings proposing 10 variance requests. Over 30%.

Proposing a lift in the connector building serving basement and first floor. Kitchen, dining, laundry will be accessible. Accessible parking and walkways.

DG motioned to packet for next meeting. HR. Passed unanimously.

12) 500 Boylston St., 222 Berkley St., Boston, V18-061

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Reconstruction of public and private sidewalks on all 4 streets that are abutting. Seeking variances for cross slope and curb cuts.

HR motioned to packet. DG seconded, passed unanimously.

12) 3 Story, 3 Family, 613 East Sixth Street, Boston, V18-062

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction, required group 1 on ground floor. Jurisdiction is 3.2. They are seeking a variance to install vertical wheel chair lift 28.12.1. Roof deck appears to be specific to third floor unit.

HR motioned to grant on the condition that the lift is installed prior to the occupancy permits.

PM seconded, Passed unanimously.

Hearing

11:00 am - Gensouen Tea House, 299 Harvard Street, Brookline (V17-291) - Variance Hearing

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Saralynn Allaire, Brookline Commission on Disability (SA)
Caitlin Haynes, Brookline ADA Coordinator (CH)
Henry Winkelman, Brookline Board Member (HW)
David Correia, Framingham, Metro west center for independent living (DC)
Exhibit #1 AAB
Exhibit #2 – Pictures of the inside of the tea house

No one appeared for the tea house.

All members were sworn in.

WW, DJ, DG, HR, AB, PM, JD, RG

We granted the variance and the commission opposed.

SA – There are two areas that variances requested, circular areas, the one on left

Away from the tape.

SA -People would have to turn to the side and look in. We feel there is room to make it a situation so people can face in. It did not appear to be able to hold a larger wheelchair. There was a mop and dust pan. It appeared to me there is room to make it bigger.

AAB 5 by the pink rectangle there are sliding doors. They put a 2 x12 piece of wood vertically and created an artistic space. If they put sliding glass into room a foot or so there is room to create a space. It would be better for people to face in instead of face to the side. It is a small chain restaurant.

HW – The drawing are not to scale it doesn't seem like the intentions on AAB 6 turning clearance.

DG – If they were to make it larger would it be acceptable, having the ability to be forwarded facing.

AB - People who are able bodied crawl to the table?

CH - Yes

AB - Adjacent area to make the turn. I agree with Saralynn.

PM - Is this already built. Can we check the height of the sake bar.

JD - For the tea room is there a program that happens there and no place else.

SA - Yes. The experience of enclosure and sitting on the floor.

JD - Now there is a side approach would thy lose seating with forward approach?

SA - No

JD - Can the seats be moved?

DG - AAB7 they are showing people participating. If someone were to participate, they would move tea to that opening. It is all very flexible.

AAB 7 If you are sitting parallel or pulling straight in the doors can't close.

SA – the experience is you want to be enclosed.

RG – how difficult would it be to cut platform with a chain saw?

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

JD - If it is a side approach, that reach on AAB 8 where tea would be it is only 14inches high.

RG - Would need to be in the reach range to grasp cup.

SA - If a person is sitting sideways they could be served tea being forward may be more difficult.

Sa- serve tea with a matter consistent face forward, room closed??

PM - Does that mean restaurant needs extra table?

WW- The current design doesn't conform.

SA - The designated wheelchair space is given as 48 inch length, is that long enough.

DG - 30 x 48 6.4.1

HR motioned to continue

JD Motioned to vacate the previous decision. PM seconded, all in favor.

JD motioned that the solution the petitioner propose and was previously granted, doesn't comply and doesn't meet the intent of the regulations. We feel a person should be in the room, forward-facing and with the doors being able to close and with the appropriate reach range heights.

Contingent on the other party receiving notification of the hearing. If they didn't get notice, there can be another hearing. AB seconded. Passed unanimously.

HR left the room

13) Egypt Beach, Scituate, V18-063

Plank board walk. Board walk is linked sections placed on dunes for beach season. They will maintain the slope. Seeking relief to slope, rise, run and handrails.

Laws do not allow construction in certain areas.

HR came back in the room

They are making an argument to use a portable ramp. They don't state what the slope is.

Seeking relief from 24.2.1, 24.2.2, 24.4, 24.5

Given recent storms, don't know how much beach was lost in this area.

*DG motioned to grant as proposed. David Johnson seconded, Jeff Dougan abstained.
Motion passed.*

Board broke for lunch

J Dougan Chaired while WW was out

14) Olin Hall, Winn Auditorium, Babson College, 4 Babson College Dr., Wellesley, V18-064

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Renovation of Olin Hall replacing finishings, seating, lighting, etc. Jurisdiction 3.3.1b. Seeking variance for 1 handrail, proposing single handrail down center of aisle. 27.4.1.

DG motioned to grant. HR seconded. RG abstained. Motion passed.

15) Ron's Tire and Service, 635 Waverly Street, Framingham, V18-065

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Addition of solar panels, tire and auto service, over 30%. Variance for two entries 25.1, there is an accessible entry serving two of the businesses and accessible toilet rooms. Mark Dempsey wrote an email in favor of the variance. David Correia also sent in an email in favor of the variance request.

WW came back to the room

RG motioned to grant as proposed. HR seconded, passed unanimously.

16) R J Miller Salon and Spa, 6 Amelia Drive, Nantucket, V18-066

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Proposes renovation for basement and existing first floor. Second floor is a single dwelling unit. No changes on the second floor. Tenant work over 30%. Seeking 4 variances. Have a letter from the commission supporting no vertical access to the basement based on the fact no services are offered on basement that are not on first floor.

1) 28.1 *HR motioned to grant with the commissions conditions and for this use only.
PM seconded, passed unanimously.*

27.1 Commission wants compliant handrails and are not in favor of this variance.

2) *JD motioned to deny the variance to 27.1.because all stairs must comply HR seconded,
passed unanimously.*

25.1 Public entrances has 5 but only 1 is accessible. Non accessible entrance leads to non-accessible patio.

3) *DG motioned to deny. RG seconded, passed unanimously.*

Exterior patio.

20.1

4) *PM motioned to deny. RG seconded, passed unanimously.*

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

16) Robinson Hall, 35 Quincy Street, Cambridge, V18-044

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Pg. 33

1) Ramp –

JD motioned to grant as proposed. PM seconded, passed unanimously.

2)

PG 35 stairs south entrance. Didn't give a cost.

JD motioned to continue to get the cost of the solution to request number 2. DG, seconded, passed unanimously.

3) *JD motioned to grant with additional signage at nearby walkway paths indicating accessible route to accessible entrance. AB seconded, passed unanimity.*

4) *JD Motioned to grant as proposed with a board review of the policy. RG seconded, passed unanimously.*

17) Zion Church 757 Broadway V17-323 Everett

Previously had a hearing. We wrote the decision. We placed a stop work order and stop use of the basement. Contacted by architect and met with TH. Proposed a different plan other than what is showing here. It was on the right track. Then he informed his client he met with TH. Owners were upset and called TH. TH met with petitioners on 3/23. They came in with a new plan for lift. They are also going to submit a variance amendment for winder stairs, pie shaped treads. Three steps at back. Also relief for size of single use toilet room. We don't have amendment yet. Sent in a plan for lift.

HR motioned to accept the lift plan, and order that the lift is put in by July 1, 2018, as shown in Architect Chin's drawings, and on the condition they provide data, status on work being performed, and the staff to do a site inspection when finished. And also to lift the stop work order and allow the use of the basement. D Johnson seconded, passed unanimously.

2:00 pm - Jefferson Hills, 1610 Worcester Road, Framingham (V17-337 & C14-115)-Variance Hearing

Exhibit #1 AAB 1-68

Exhibit #2 – Barrier removal progress updated

Stephanie Donlin, Agent for owner/Jefferson Hill (SD)

Dan Ricci, Director of Construction (DR)

David Correia, MWCIL (DC)

Karen Dempsey, Framingham Commission on Disability (by phone) (KD)

All parties were sworn in.

RG, JD, WW, PM, AB, HR, DG, DJ

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

DR - barrier removal progress. Has an exhibit that has been revised. (EXHIBIT 2)

First variance – AAB 18 23.3.1 parking

Parking at car port. Requesting variance because they rent to tenants, \$11,000 per year.

AAB 19 JD - Carport

Ww- how many will be required

SD 1 at each entrance location

JD – from what I can tell that car port

WW - Where are the other.

DR - Varies depending on slopes of the asphalt.

SD AAB 19 there is an example of what is designated as accessible parking

WW - How close

DR – the photo shows right next to the carports.

DC - The carports the routes to get into the building are still not accessible. They did work on the entrances in question were supposed to be walkways. One is correct, 7.4, 7.3 at other buildings. Some carport areas have 15 some more than 20. To get into the building there is still an issue.

KD - Going to be accessible covered parking spaces provided?

SD - One at each entrance, 6 entrances. 6 covered parking lots.

JD – there are multiple buildings. They are proposing 1 accessible to rent to tenant and every else is outside.

DC - AAB19 is good should do it to all the other.

WW - they are going to have multiple covered parking a space near each

DR - entrance of the car port, 6 under cover, 2 per building with additional parking out front.

WW - Slopes dc has measured slopes and some are great and do require handrails.

DR - We will have our architect review once we can. If a slope isn't in compliance we will put in handrails.

WW – what is the variance you are requesting?

Some spots might not be in front trying to get them on flat surfaces.

SD - The ability to get them on the flat surface, wanted leniency to have 1 at each entrance,??

WW - Do you have a policy on renting the covered spaces.

SD - Yes we have a request form. We can submit it to you so you know the language.

WW - You are confusing ADA with AAB.

HR - There are 6 covered spots. 3 will be near the accessible entrance.

WW - some spots will be outside and will not be the closest. There are 6 in the covered area.

DR - some spots will be a little further.

HR – please describe where the 6 locations are relative to accessible entrances.

SD - we have multiple addresses, 4 residential buildings. Covered parking under each.

Requesting variance to put 6 accessible spaces covered the closest to the entrances.

RH - What is the distance from the furthest parking under the garage to the door.

SD - 25 feet.

AB- it is a complex. The number of parking is done on a basis on the total of the parking.

SD - The parking under the garage is assigned. Outside the parking 1,200ish parking. AAB 36.

KD - 6 accessible covered spaces at each building?

WW - No 6 total

KD – How many are accessible and covered

DC - For each building covered, 1 spot for each. 1 accessible space that is covered in each.

DC- 6 spots at building 1640.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

DR - 6 covered spots at each entrance.

JD - AAB 36 look at exhibit 2 item a total 344 parking 8 accessible spots how many are covered?

JD motioned to grant on the condition there is an accommodations for the covered spots, 6 outside to have an accessible rout from 6 outside spots. Policy is given to tenants and publicized. With timely updates to the board. RH seconded, passed unanimously.

DC- stairs to the other side of the building

Leasing office accessible parking.

DR – AAB 37 variance request 2

WW - Do you know the distance from space.

SD - It is longer than....

JD – The carport at leasing office has a problem with the height.

DR – The van height would be outside.

DR - No van can get into the carports.

SD – some can pass through, there are planks that can't drive through.

HR - There is a lot going on her and effects 1,000 people. I request that we give the petitioners the opportunity to come back get questions on distances, locations so we don't make any mistakes hers.

WW – We have a large application, consultants who wrote it are not here, they could explain it better.

WW - Your request number two saying it is the same as the first request is not written up that way.

DR - Request 5 shows clubhouse to pool there is 4 levels (AAB 21)

JD - The access to sundecks provided you provide 4 different options to increase accessibility.

DR - To get to the clubhouse to pool deck is impartible. AAB 22

DC - The only access route is through the club house where the grills are but to get to the sundeck there isn't.

WW- Is AAB 40

DR- AAB 64

HR - Can I get to each of the amenities if I was in a wheelchair?

DR - playground and grills have been taken care of.

HR - Person wouldn't be able to get to sun deck.

SD - One of the sundecks level, alternate deck, someone would be able to access a sundeck. Couldn't use the upper sundeck.

KD – from pool house to get to accessible pool level you have to go outside and around from handicapped parking spaces.

TH - AAB 64 what is the cost of that option?

SD – for the option we are suggesting? There is not a cost indicated.

TH – AAB 22 item 3 that is the ramp starting at the club house, matches up with a drawing of solution on AAB 43 \$117,000. What is the difference between that and the cost on the inside..

JD - AAB 64 is what you are asking to do.

AAB

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

DR – AAB 23 all options clubhouse patio to pool deck, excessive and unreasonable cost.

Permit on AAB 64 what is it?

DR – don't know.

KD – Commission met and discussed variances, this was time consuming regarding safety. issues. Have to go out and around. We strongly feel it is a huge benefit and a safety issue, most important thing we want to see done.

KD - If I lived there I would like to have direct access. It is a safety issue for a person in a wheel chair.

DG – The length, is this door the lower level of the two stories AAB 40. Ramp is long.

What happens on the first floor compared to the second floor?

DC- First floor is fitness gym. They are proposing go up around to the other side. To go from pool it takes long.

Take under advisement.

JD motioned to take under advisement. DG seconded, passed unanimously.

3:00 pm - Fin Restaurant, 800 Main Street, Dennis (V17-134) - Variance Hearing

Exhibit #1 AAB 1-40

Jonathan Smith, Fin Seafood, Dennis (JS)

The party was sworn in.

RG, JD, WW, PM, AB, HR, DG, DJ

JS – The building is part of a complex built 1795. In front is old house with chicken coop. Over 35,000 cubic feet. There have been a lot of restaurants there. At some point the upstairs was used for dining. Then it came to inspectional services of town 8/2016 there was no variance for upstairs. Said have to start working on it. Don't offer anything different upstairs than downstairs. I priced an elevator \$100,000. Historic district. Can't put in an elevator. The building commissioner and inspector moved on to Barnstable. Came to conclusion no handicapped bathroom and not enough to accommodate. Upstairs there is a bathroom we were using as a unisex bathroom. Plumbers and gasfitters board to get a variance for bathrooms. Now at the point I have a permit for putting in an accessible bathroom. Waiting for plumber to show up and it will be finished. I have percentage of grade.

WW - When did upstairs start being used as a restaurant?

JS - Upstairs at least 20 years could be 19 18. At least 3 restaurants before me.

WW- What you have is mostly identical from second floor on first floor.

JS - Yes.

JS- Not wide enough for an elevator on the outside.

WW- Let's handle that issue first.

TH – We have asked him to provide scale drawings by an architect. Provided with drawings he did. At first was looking for vert access relief with bathroom on first floor and confirm compliance.

34 on first 26 people on second floor.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

JS – Most of the tables on the first floor are handicapped access.

AB- Ramps that don't meet code, your intent is to fix them?

JS - I can fix the handrails. The landlord has to pay for that.

AB – Architect McDonald

JD – The change in use came up under you?

Yes.

WW- Do you have a floor plan?

JS - Yes, copy of permit.

WW- We have a minimum 72 x90 interior dimension for single user toilet room

JS – It is impossible to do.

WW- They shouldn't have given you this.

WW- Is there a commissioner there?

There is no dimension on plan but he has a permit for it.

TH - Do you have the decision from plumbing board?

No

28.1

JD motioned to grant on the condition for this use as a restaurant, and a procedure is put in place on reserved accessible seating on the first floor with the reservation policy on website.

DG seconded, passed unanimously

Plumber will be there tomorrow.

TH - Needs to amend his variance to include what he needs for the bathroom.

WW- Dimensions are 8 inches shy on the width.

WW- They should not have given you this permit. They know they need to go by 521 CMR.

It appears to be usable.

WW- Do you know where the flush lever is?

JS - It is on the right side. Short wall is 64 inches.

WW- You need to amend your application with dimensions.

WW- Ramp needs a variance assuming you are going to put compliant rails. We need a stamped plan from an architect.

JS – How long does it have to be?

TH – 48 inches.

JS - Might be able to put them both on the outside.

WW - Variance request for the ramp.

WW- Was there a building permit for the ramp.

JS – Maybe in 1981 when complex was done.

WW- Town hall might have the original plan.

The width has always been 48 inches.

JD motion to continue for the rest room plans with dimensions and an amended variance application to include dimensions and stamped plans from a licensed architect and to determine whether the ramp is compliant or to see if variances are needed to correct the ramp.

AB seconded, passed unanimously.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

JS - Can I use the second floor. Opening April 5th

Ok to use the second floor based on the first vote.

18) Worcester State V17-302

On March 19, 2018 plans provided and a statement that they are going to remove astrogal and go back to what they first presented. Also provide 32 inches at each leaf and modify the stall. They are going to shrink the stall and build support system for seat to be mounted on the wall. New construction. They put in 30x 48 shower stalls. They are fixing the problem.

JD motioned to accept as proposed and require photos of work. DG seconded, passed unanimously. PM seconded, passed unanimously.

19) 125 Newbury Street V17-159

Street Level Café, 125 Newbury Street, Boston, V17-159

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

We previously granted relief from vertical access on the condition an accommodation plan is implemented. Submitted additional amendments.

JD motioned for a hearing. PM seconded, passed unanimously.

20) V17-296 New Building 62 Central Street, Ipswich

We received on March 23 and Sunday a request regarding decision to allow construction to include a LULA instead of an elevator. Requesting a TCO for 1 month while elevator installation is complete.

AB motioned to grant the temporary certificate of occupancy not to exceed 30 days starting May 1, 2018.

PM seconded, passed unanimously.

21) Win Casino Boston Harbor

Proposed dock there is no requirement for accessibility for the dock. It is accessible.

Two colors shown. Yellow good or bad contrast, red good or bad contrast.

Yellow is easy to pick up.

The board said it is ok the way it is presented.

22) New 4 Story Residential, 243 Condor Street, East Boston, V18-041

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Continued on 3/12. Seeking a variance from 28.1 and proposes a vertical wheelchair lift to floor above the garage. On March 19, 2018 we received a new drawing showing 42x60 platform lift to be installed. Board at garage level and it is a two door lift.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

JD motioned to accept the design including the use of swipe cards and locking mechanisms on the lift. PM seconded. DG abstained. Motion passed.

23) Nahant Housing Authority, Spindrift, Nahant C14-018 V15...

Trying to create a usable toilet room. 30.7.1, 26.6.4,

The light switch is close.

30.7.1

26.6.4

Light switch

RG Motioned to grant as proposed on all three variances with the condition that the center line of toilet dimension is 18". DG seconded. JD abstained. Motion passed.

24) Proposed Renovation of Existing Church Building, 140 Main Street, Easton, V16-091

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Amendment to previous variance 30.10.2 clear floor space in front of a urinal.

Forward approach to the urinal. Can't see column in the pictures.

DG motioned to continue for more information on the column.

HR seconded, passed unanimously,

25) Busa Wine and Spirits, 55 Bedford Street, Lexington, C14-019 v18-074

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

They failed to appear at the last hearing. The Board voted to fine \$100.00 per day. Jay Lavelle said he got dates mixed up. On 3/23 they submitted a plan for slope for handicapped parking.

Fine is at \$1,500 (*plan was actually received on 3/14/18 so the fine should actually be \$300 –wj*).

Work will start after winter season. Variance to allow a slope 4.2% and stop fines.

~~*HR motioned to deny the variance.*~~

HR withdrew motion.

JD motioned to grant on the condition the work is complete no later than June 1, 2018.

DG seconded, HR opposed. Motion passed.

JD motioned to stop the fine accrual and issue collection order for \$1,500. DG seconded, passed unanimously.

Minutes from the March 12, 2018 meeting.

HR Motioned to grant with the noted changes. Seconded.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Jefferson Hills Revisited

Undercover parking will have 1 accessible spot. Granted with policy review. Accessible route to entrances is more difficult.

HR motioned to have staff request appropriate documentation for the requested variances as well as the experts that prepared the documents attend the next hearing. PM seconded. Passed unanimously.

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

EXHIBITS

12 Story 36 Units, 110 Broad Street, Boston, V18-054
Exhibit – Variance Application and associated documents

Central Park Terrace 667-2, Units 41-80, Franklin, V18-055
Exhibit – Variance Application and associated documents

South and SE corner of Common St. and Saint Marks St, SE and SW corner of Main St and Cordaville Rd., Southborough, V18-056
Exhibit – Variance Application and associated documents

The Longmeadow Salon, 917 Shaker Road, Longmeadow, V18-057
Exhibit – Variance Application and associated documents

The Boston Tattoo Co., 36 Prospect Street, Cambridge, V18-058
Exhibit – Variance Application and associated documents

CBS Scene, 200 Patriot Place, Building B, Foxborough, V18-059
Exhibit – Variance Application and associated documents

Chapter House, Sigma Alpha Epsilon, 6 Humboldt Ave., Worcester, V18-060
Exhibit – Variance Application and associated documents

500 Boylston St., 222 Berkley St., Boston, V18-061
Exhibit – Variance Application and associated documents

3 Story, 3 Family, 613 East Sixth Street, Boston, V18-062
Exhibit – Variance Application and associated documents

Egypt Beach, Scituate, V18-063
Exhibit – Variance Application and associated documents

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Olin Hall, Winn Auditorium, Babson College, 4 Babson College Dr., Wellesley, V18-064
Exhibit – Variance Application and associated documents

Ron's Tire and Service, 635 Waverly Street, Framingham, V18-065
Exhibit – Variance Application and associated documents

R J Miller Salon and Spa, 6 Amelia Drive, Nantucket, V18-066
Exhibit – Variance Application and associated documents

Busa Wine and Spirits, 55 Bedford Street, Lexington, C14-019
Exhibit – Variance Application and associated documents

Proposed Renovation of Existing Church Building, 140 Main Street, Easton, V16-091
Exhibit – Variance Application and associated documents

Street Level Café, 125 Newbury Street, Boston, V17-159
Exhibit – Variance Application and associated documents

Pierce Building, 594 Columbia Road, Dorchester, V18-040
Exhibit – Variance Application and associated documents

New 4 Story Residential, 243 Condor Street, East Boston, V18-041
Exhibit – Variance Application and associated documents

Robinson Hall, 35 Quincy Street, Cambridge, V18-044
Exhibit – Variance Application and associated documents

Curb ramps on the Northwest and Southwest corners at the intersection of West Columbus Ave,
Boland Way, Memorial Bridge, Springfield, V18-053
Exhibit – Variance Application and associated documents

Gensouen Tea House, 299 Harvard Street, Brookline (V17-291) - Variance Hearing
Exhibit #1 AAB 1-19
Exhibit #2 – Pictures of the inside of the tea house

Jefferson Hills, 1610 Worcester Road, Framingham (V17-337 & C14-115)-Variance
Exhibit #1 AAB 1-68
Exhibit #2 – Barrier removal progress updated

Fin Restaurant, 800 Main Street, Dennis (V17-134) - Variance Hearing
Exhibit #1 AAB 1-40

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.